

PROPOSED DEVELOPMENT CONDITIONS**SE 2014-SP-011****July 10, 2014**

If it is the intent of the Board of Supervisors to approve SE 2014-SP-011 located at Tax Map 46-3 ((8)) 16A for a fast food establishment with drive-thru pursuant to Section 9-601 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat, as qualified by these development conditions.
3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Fair Oaks Mall Site Plan-Special Exception", consisting of one sheet and prepared by Soos & Associates, Inc., which is dated December 12, 2013 and revised through June 5, 2014, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Any signage associated with the use shall be located outside of the structural root zone of the trees. The structural root zone is defined as a radius of three (3) feet from the base of the tree for each foot of trunk diameter measured at 4.5 feet above existing grade.
6. Where roots one inch or greater in diameter are encountered during any excavation, they shall be cut cleanly at the limits of the excavation. Cuts shall be made using a handsaw or lopping shears.
7. Prior to obtaining the Non-Residential Use Permit, the applicant shall make the noted changes to the pedestrian crosswalk striping and curb extensions on-site as shown in the Pedestrian Striping Plan (Exhibit A).

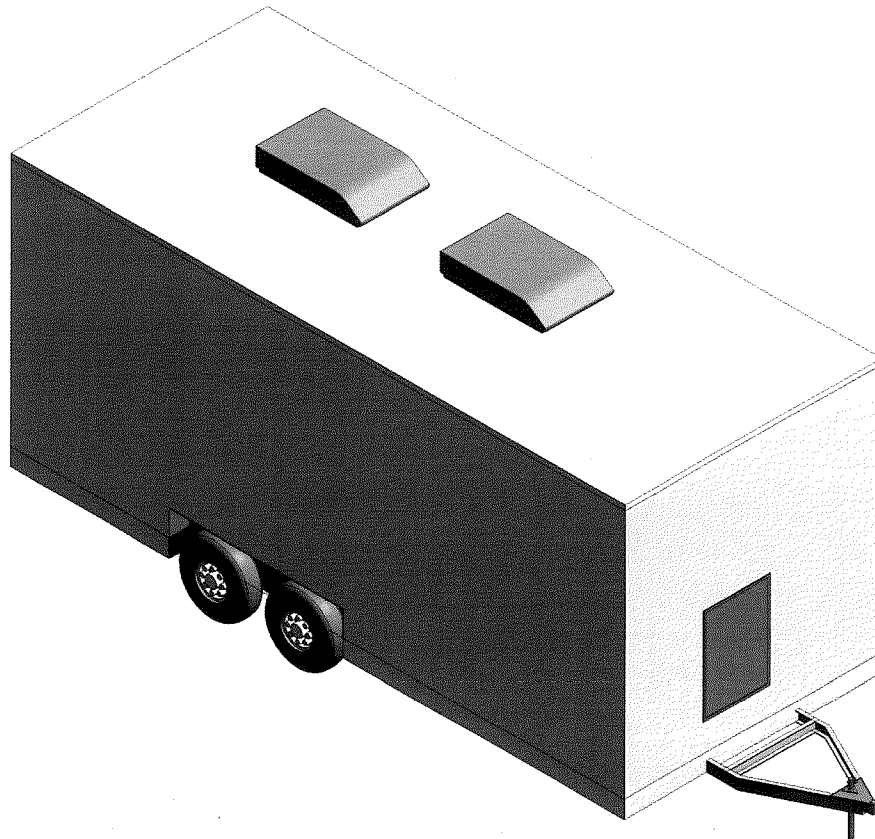
8. As a temporary measure, while the existing building is being renovated, the applicant may operate and store up to two food trailers on-site that are consistent with Exhibit B. Prior to the issuance of a Non-Residential Use Permit, the applicant shall remove all trailers.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 9-601 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

STARBUCKS BOH - ROBUST 20' TRAILER



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PLUMBING				
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APPLICABLE CODES		
STATE: CALIFORNIA		
CODE USER	EDITION	ADDITIONAL NOTES
Uniform Building Code	1997	
Uniform Plumbing Code	2003	
Uniform Mechanical Code	2003	
Uniform Electrical Code	2003	
California Health and Safety Code	Section 18509	
California Code of Regulations	Title 25, Article 1.5.3	
CA-100	Chapter 4, Part 1, Sec 104	

CARLIN
Manufacturing, LLC

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559-276-0123
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Starbucks Coffee
Company
2401 Utah Avenue South
Seattle, Washington 98134
(206) 318-1575

Mark Date Description

Quote Number: STARBUCKS BOH - ROBUST
Unit Number: W818

11x17 Scale: 0" = 0 3/8"
22x34 Scale: 0" = 0 3/4"

DWN by: JBB Date: 10/16/12

Chk'd by: JBB Date: -

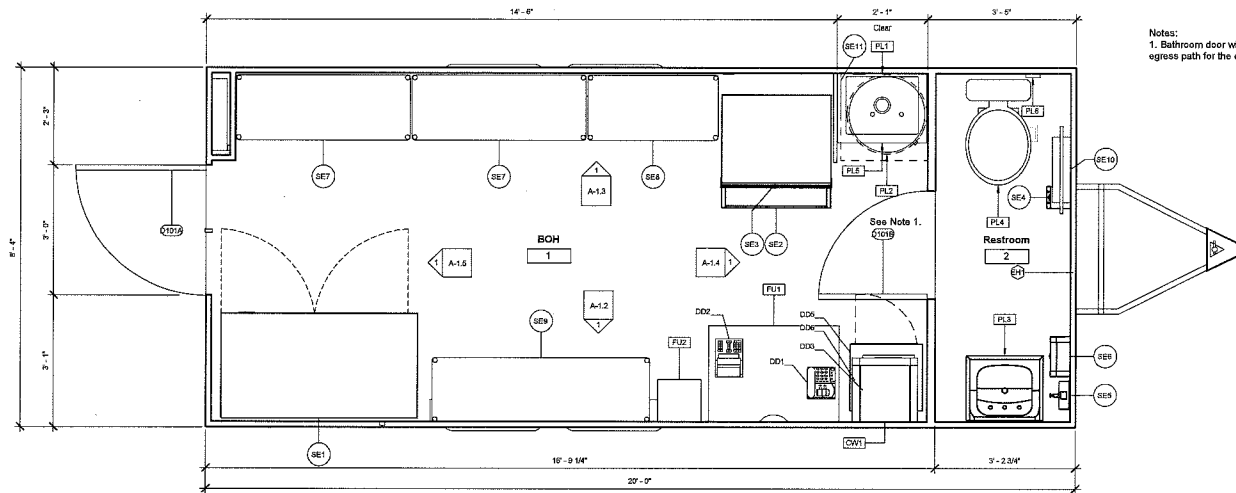
Approved by: JBB Date: -

Cover Sheet

Sheet

G1.1

EXHIBIT B



Notes:
1. Bathroom door will not be lockable due to the egress path for the emergency door.

1 A1.1 Floor Plan
3/4" = 1'-0"

Room Schedule					
Number	Name	Occupancy	Floor Finish	Base Finish	Wall Finish
1	BOH	3 Persons	Commercial Vinyl-Welded Seams	Integral Cove Base extend 6" AFF.	050 White Aluminum
2	Restroom	0 Persons	Commercial Vinyl-Welded Seams	Integral Cove Base extend 6" AFF.	050 White Aluminum

Type Mark	Description	Comments
FU1	Desk - Managers Workstation - 36X30X30in	White Melamine
FU2	5 Tier Lockers	Black Finish

Mark	Width	Height	Finish	Thickness
D101A	3' - 0"	6' - 8"	Paint	0' - 1 1/2"
D101B	2' - 6"	6' - 8"	Paint	0' - 1 1/2"

Type Mark	Width	Height
EH1	2' - 0"	3' - 0"

Type Mark	Manufacturer	Model	Description	Responsibility	Count	UL	NSF
SE1	True Manufacturing	T-49	2-Door Reach-In Refrigerator	Carlin	1	Yes	Yes
SE2	Ice-O-Matic	BS3	Ice Bin	Carlin	1	Yes	Yes
SE3	Ice-O-Matic	ICE1007FA	Ice Machine - Air Cooled Side Vent	Carlin	1	Yes	Yes
SE4			Restroom Toilet Paper Holder	Carlin	1		
SE5			Soap Dispenser Wall Mounted	Carlin	1		
SE6			Paper Towel Dispenser Full Size - Translucent Grey	Carlin	1		
SE7	Advance Tabco		18x48 4 Tier Shelf	Carlin	1		Yes
SE7	Advance Tabco		18x48 4 Tier Shelf	Carlin	1		Yes
SE8	Advance Tabco		18x36 4 Tier Shelf	Carlin	1		Yes
SE9	Advance Tabco		18x60 4 Tier Shelf	Carlin	1		Yes
SE10	Pentair		Water Filter For Temp Cafe Trailer (Optional)	Carlin	1		Yes
SE11			Water Heater Shelf	Carlin	1		

Type Mark	Description	Responsibility	Type
DD1	Phone 2 Line	SB	Standard
DD2	Money Counter	SB	Standard
DD3	Computer Manager Workstation	Carlin	Standard
DD4	Printer Manager Workstation	SB	Standard
DD5	Safe - LH - 20x18x26in	SB	Standard
DD6	Safe - Base	SB	Standard

Type Mark	Manufacturer	Model	Description
PL1			Faucet - Mop Sink Wall Mounted
PL2	Lochinvar	LSJ030MM	Water Heater
PL3			Sink - Restroom Wall Mounted
PL4			Water Closet
PL5			Mop Sink
PL6			Waste Level Indicator

Mark	Description	Responsibility
CW1	Wall Mounted IT Rack	Carlin

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Mark Date Description

Quote Number: STARBUCKS BOH - Unit Number: W818
ROBUST

11x17 Scale: 0' - 0 3/8"
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DWN by: MSM Date: 10/16/12

Chk'd by: JBB Date: -

Approved by: - Date: -

Floor Plan, Equip. List, &
Schedules

Sheet

A-1.1

Exhibit B

EQUIPMENT SCHEDULE:

(CS) = CLIENT SUPPLIED (VD) = VENDOR DIRECT

ITEM	DESCRIPTION	BY	MANUFACTURER	UL	NSF	ITEM	DESCRIPTION	BY	MANUFACTURER	UL	NSF
1	WATER HEATER	CARLIN	RHEEM	X		18	BLENDER	CS	VITAMIX	X	X
2	3-COMPARTMENT SINK W/ SPLASH GUARDS BOTH SIDES	VD	SSP		X	19	ELECTRICAL PANEL	CARLIN			
3	FIRE EXTINGUISHER TYPE ABC	CARLIN				20	STAINLESS STEEL EXTERIOR CONDIMENT SHELF (REMOVABLE)	CARLIN			
4	DROP-IN HAND SINK W/ SOAP & TOWEL DISPENSER & LH SPLASH GUARD	CARLIN	SSP		X	21	AWNING	CARLIN			
5	36" ENTRY DOOR W/ FISHEYE AND DOOR CLOSER	CARLIN				22	EMERGENCY EXIT	CARLIN			
6	STEPS	CARLIN				23	CUP DISPENSERS	VD	DISPENSE-RITE		X
7	COFFEE GRINDER	CS	DITTING	X	X	24	EXTERIOR LED SCENE LIGHT	CARLIN			
8	CASH REGISTER W/ CASH DRAWERS	CS	IBM			25	DISPLAY CASE (OPTIONAL)	CS			
9	INLUSE SINK	VD	SSP		X	26	CHROME WIRE OVERHEAD SHELF - 48" x 18"	CARLIN	NEXEL		X
10	STAINLESS STEEL TABLE	CARLIN	JOHN BOOS		X	27	ADA ASSISTANCE BUZZER	CARLIN			
11	SERVING WINDOW	CARLIN				28	AC UNIT	CARLIN			
12	FIXED WINDOW	CARLIN				29	STAINLESS STEEL TABLE W/ UNDERSHELF	CARLIN	JOHN BOOS		X
13	DUAL COFFEE BREWER	CS	BUNN	X	X	30	FIRST AID KIT	CARLIN			
14	WARMER FOR SATELLITE BREWERS	CS	BUNN	X		31	TRASH CAN	CS			
15	ESPRESSO MACHINE	CS	MASTRENA	X	X	32	CHROME WIRE OVERHEAD SHELF - 24" x 18"	CARLIN	NEXEL		X
16	1-DOOR UNDERCOUNTER REFRIGERATOR	VD	BEVAIR	X		33	CASH LOCK BOX	VD	AMERICAN SECURITY		
17	ICE BIN	VD	SSP		X						

FINISH SCHEDULE

FLOOR	COMMERCIAL VINYL - WELDED SEAMS - COVE 6" UP WALL
CEILING	WHITE ALUMINUM .040"
WALLS	WHITE ALUMINUM .050"
COUNTERS	STAINLESS STEEL 16 GA., TYPE 304, FINISH #4, HORIZONTAL GRAIN
WALL SHELVING	CHROME PLATED WIRE

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KITCHENS TO GO

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STARBUCKS
TEMP CAFE
16' TRAILER

MARK DATE DESCRIPTION

DELTA 4

QUOTE NUMBER: S11-074 UNIT NUMBER:

11x17 SCALE: 3/8" = 1'-0"

22x34 SCALE: 3/4" = 1'-0"

Dwn by: MSM Date: 11-14-11

Chk'd by: Date:

Approved by: Date:

FLOOR PLAN
AND EQUIPMENT LIST

Sheet

A-1.1

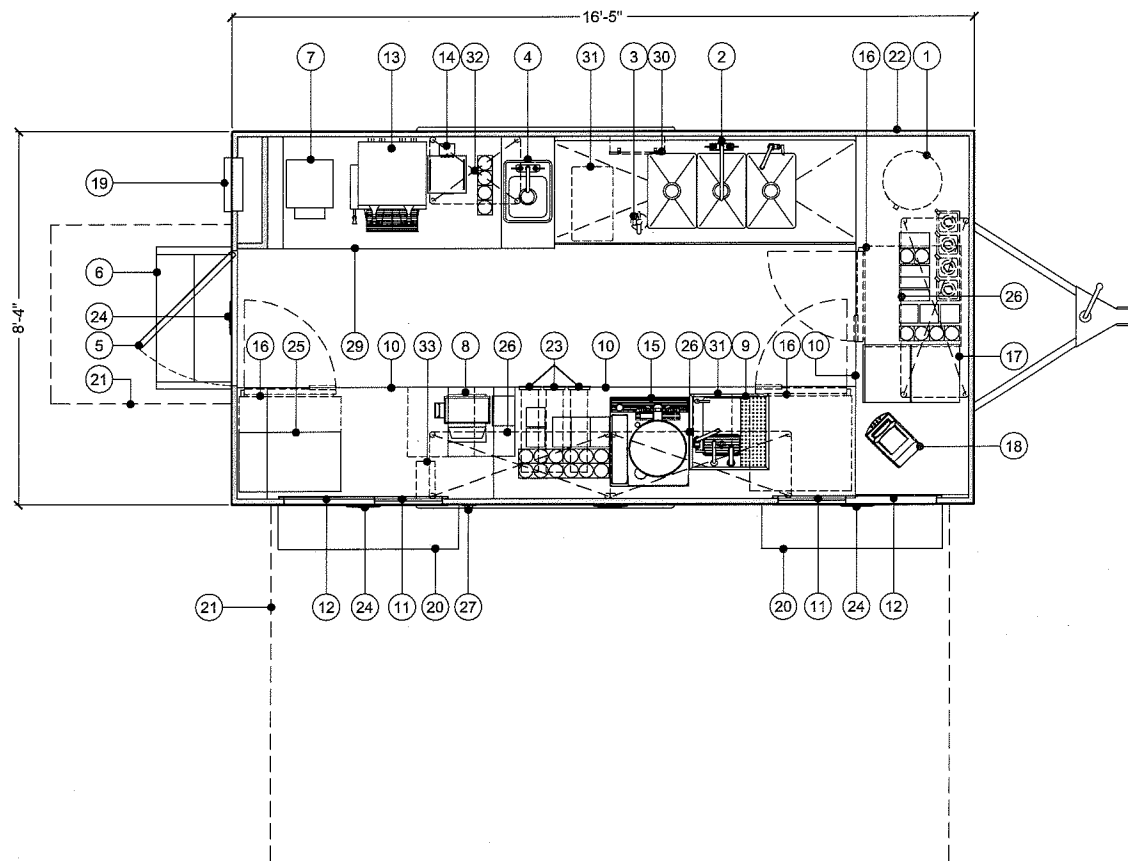


Exhibit B